

No.8	APPLICATION NO.	2018/0394/FUL
	LOCATION	Halton Castle Inn Crossshall Brow Westhead Ormskirk Lancashire L40 6JF
	PROPOSAL	Demolition of disused public house and erection of 6 semi-detached houses and 4 apartments.
	APPLICANT	GM 2 LTD
	WARD	Derby
	PARISH	Unparished - Ormskirk
	TARGET DATE	12th July 2018

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme, however, former Councillor Dowling has requested it be referred to Planning Committee to consider the impact and risks of flooding in the area and the loss of a community facility.

2.0 SUMMARY

- 2.1 This is an application for the demolition of the Halton Castle public house and erection of 6 semi-detached dwellings and 4 apartments. The proposed design, layout and appearance is considered to be acceptable. The development will not have a severe detrimental impact on highway safety and adequate parking has been provided. Satisfactory interface distances have been achieved in order to protect neighbouring residential amenity. A supporting case has been put forward to justify the loss of the community facility. I consider the proposal complies with the relevant policies of the Local Plan and is acceptable in principle.

3.0 RECOMMENDATION: APPROVE subject to conditions

4.0 THE SITE

- 4.1 The site comprises of the Halton Castle Public House and its large car park and bowling green. It is located to the north of Crossshall Brow, on the corner with Castle Lane, Westhead. Residential properties are located to the north, east and south. To the west is an open field which comprises the boundary with the Green Belt.

5.0 THE PROPOSAL

- 5.1 This application seeks planning permission to demolish the Halton Castle public house and erect a total of 10 residential properties comprising of 6 semi-detached dwellings and 4 apartments. Access is proposed off Castle Lane.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 2017/0370/FUL REFUSED Demolition of disused public house. Development of site to provide 10 No semi-detached houses. The application was refused for the following reasons:

The applicant has failed to compensate or demonstrate that the loss of the recreational and cultural facility (bowling green) provides an overall benefit to the community in social, environmental and economic terms and therefore fails to comply with Policy EN3 in the West Lancashire Local Plan;

The proposed development conflicts with Policy EN2 in the West Lancashire Local Plan 2012-2027 DPD and paragraph 118 of the National Planning Policy Framework in that it has not been demonstrated that the proposal would not adversely affect priority species and their habitats, namely bats;

The proposed development would conflict with Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD and National Planning Policy Framework in that it has not been demonstrated that the development would not increase the risk of flooding within the vicinity of the site;

The proposed development is contrary to Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD and adopted supplementary planning document 'Design Guide' in that the siting of plots 8 to 10 results in overdevelopment and an unreasonable loss of privacy in terms of overlooking to the occupiers of plots 8 and 10 and number 1 Castle Lane;

The proposed development conflicts with Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD in that insufficient information has been submitted to assess whether or not a suitable and safe access to the site can be provided to enable the Local Planning Authority to be satisfied that the development would not have a detrimental effect on highway safety in the immediate surrounding area.

- 6.2 The current application seeks to overcome the reasons for refusal of application 2017/0370/FUL.

7.0 CONSULTEE RESPONSES

- 7.1 Highways (03.05.18) – No Objections subject to conditions.
- 7.2 Environmental Health (07.06.18) – No Objection, conditions to be attached relating a noise assessment and electric vehicle recharging.
- 7.3 United Utilities (24.04.18) – Recommend foul and surface water drainage conditions are attached.
- 7.4 Merseyside Ecological Advisory Services (MEAS) (11.06.18) – No objection. Condition suggested.
- 7.5 Technical Services Manager (Drainage) (04.05.18) – No Objection subject to conditions.

8.0 OTHER REPRESENTATIONS

- 8.1 I have received 6 letters of objection from local residents who raise the following concerns:

Loss of a much loved historic building which adds character to the village;
Loss of privacy from the new apartment block - the apartments would overlook my garden and windows;
Appearance of the apartment is not sympathetic to the older and newer properties on Castle Lane;
Inadequate Flood Risk Assessment – doesn't mention past flooding incidents or review the topography of the wider area;
Concern about surface water flooding in the immediate area;
The Halton Castle floods with every heavy storm with run off surface water. The new build, hard surfacing and increased drainage requirements will lead to more storm run off onto Wigan Rd, Castle Lane and Ormond Avenue. Serious flooding occurred Boxing Day 2015

leading to closure of Wigan Road a key route to Ormskirk Hospital;
The site is not close to a watercourse;
Adequate surface water drainage system need to be put in place;
Concern over noise from the apartments so close to my boundary;
Concern the apartments will be pursued for students;
Query raised over the term affordable housing;
Request to see the retention of the stone wall;
The building of a new bowling green within the village to replace the one lost by the proposals should still be paramount.

- 8.2 I have received two letters from Halton Castle Bowling Club which acknowledges that at the last meeting between The Halton Castle Bowling Club and Castle Lane Bowling Club it was agreed that the club accepted a heads of terms document offered by the applicant to contribute to the provision of new facilities / upgrade of existing bowling facilities and to mitigate for the loss of the bowling green. The club would hope the planning committee would make sure that the honouring of this document would be part of the conditions of granting planning approval. This would make sure the club's commitment to keeping facilities available for future generations will be possible.

9.0 LOCAL PLAN ALLOCATION

- 9.1 The National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 DPD provide the policy framework against which the development proposals will be assessed.

The site is located within the Small Rural Village of Westhead as designated in the West Lancashire Local Plan 2012-2027 DPD

West Lancashire Local Plan 2012-2027 DPD

GN1 Settlement boundaries
GN3 Criteria for sustainable development
EC2 The Rural Economy
RS1 Residential Development
RS2 Affordable and Specialist Housing
IF2 Enhancing Sustainable Transport Choice
IF3 Service Accessibility and Infrastructure for Growth
EN1 Low Carbon Development and Energy Infrastructure
EN2 Preserving and Enhancing West Lancashire's Natural Environment
EN3 Provision of Green Infrastructure and Open Recreation Space
EN4 Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Supplementary Planning Document 'Design Guide' (Jan.2008).

10.0 SUMMARY OF ISSUES

Principle of Development

Housing

- 10.1 Policy RS1 'Residential Development' of the Local Plan states that within Small Rural Villages, the appropriate re-use of an existing building, and very limited infill development (i.e. up to 4 units) will be permitted for market housing. For the purposes of this policy, infill development refers to development within the settlement boundary of the village.

- 10.2 Infill developments of 5 or more units may also be permitted where proposals provide the minimum amount of market housing to make the scheme financially viable, with the remainder of the housing being made available as affordable housing. On such sites, it will be expected that the affordable housing provision should be not less than 50% of all housing on the site.
- 10.3 I consider this site is an 'infill' site within the settlement boundary of the village. The scheme proposes 10 units with 5 of the units affordable. The terms and conditions of the affordable housing can be secured via a section 106 agreement attached to any approval given.

Loss of Public House and Employment Use

- 10.4 Paragraph 28 and 70 of the NPPF and policies IF3 and EC1 of the Local Plan make it clear that the loss of essential facilities, including public houses, within communities will not be permitted unless it would not adversely affect the vitality and viability of the area, it can be demonstrated that adequate alternative provision exists and it can be demonstrated that there is no longer any demand for the pub within the area. As a result the applicant has submitted a viability assessment.
- 10.5 The Halton Castle ceased trading in June 2016 due to poor trading and has remained closed since that time. Marstons Estates were responsible for the marketing strategy in disposing the pub and sales particulars showing the pub was marketed for a lengthy period are included within the viability statement. Although there were three offers on the pub, none were to continue to run the site as a public house.
- 10.6 The viability statement outlines a number of issues which have harmed the viability of the business. The applicant states that the public house sector is in decline and there is a lack of demand for the pub as indicated in the lack of interest in the site for a commercial use and a decline in custom. I am aware that there is another pub within Westhead, The Prince Albert, which provides alternative provision.
- 10.7 In view of the evidence put forward, I am satisfied that sufficient alternative facilities exist within an accessible distance such that the local community remain adequately served by public houses. I would agree that demand for such a facility can be readily met in the area and that the loss of one public house within this catchment, where another remains, would more likely ensure the continuing viability of the remaining pub. Therefore, I conclude that the proposed development would not be contrary to Policy IF3 of the West Lancashire Local Plan.
- 10.8 I am also satisfied that there is unlikely to be a realistic chance of retaining such a use or indeed any alternative commercial use in this location. The proposal is therefore consistent with the NPPF in that, in my opinion, there is no reasonable prospect of the site being used for employment use and as such applications for alternative uses of land should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable communities. In my view, the redevelopment of the land for residential use would support the community in a more positive way by providing more custom for the remaining public houses, shops and schools in the area and making the best use of this sustainable residential location.

Loss of Bowling Green

- 10.9 Paragraph 74 of the NPPF and Policy EN3 of the Local Plan seek to resist the loss of sport and recreation facilities. Policy EN3 advises that development that results in the loss of existing open space or sports and recreational facilities (including school playing fields)

will only be permitted if one of the following conditions are met:

The open space has been agreed by the council as being unsuitable for retention because it is under-used, poor quality or poorly located;

The proposed development would be ancillary to the use of the site as open space and the benefits of recreation would outweigh any loss of the open area; or

Successful mitigation takes place and alternative improved provision is provided in the same locality.

- 10.10 The Council's Open Space, Sports and Recreation Study (Oct, 2009), in relation to bowling greens, recommends that 'focus should be placed on protecting existing sites from development and maintaining and enhancing the quality of existing provision'.
- 10.11 The bowling green is no longer in use and has not been used since the pub ceased trading. However it is understood that the bowling clubs which formally played at the site now play at other club's within the vicinity for example Ormskirk Bowling Club (OBC). The applicant has been in discussions with Halton Castle Bowling Club (HCBC) and Castle Lane Bowling Club (CLBC) regarding the provision of a new bowling green in the locality. However a suitable site has not been identified. In order to comply with local plan policy to provide alternative improved provision within the locality, the applicant has suggested that they will provide lighting at Ormskirk Bowling Club, situated on Alty's Lane. This lighting will benefit all bowlers at the Club as it would greatly extend the hours of playing on the artificial green, particularly in the winter months and on the grass green. I consider this approach to be acceptable and consider that subject to a S106 agreement to secure the provision of lighting to Ormskirk Bowling Club, the requirements of EN3 are met.

Heritage Asset

- 10.12 The building features on the 1845 historic maps. Consequently, the building represents an unlisted heritage asset and a Heritage Report has been submitted. The report identifies that Halton Castle is an undesignated building of interest to Westhead and its significance resides primarily in its historical associations as a village inn. I consider the heritage interest in this building is low and the retention of the building cannot be justified on heritage grounds.

Design, Scale, Layout and Impact on Residential Amenity

- 10.13 There is a mix of dwelling types in the immediate area surrounding the site including detached and semi-detached properties. The scheme proposes six semi-detached dwellings along the frontage of Crosshall Brow and a two storey apartment block to the rear of the site fronting Castle Lane. This ensures an active frontage onto both Crosshall Brow and Castle Lane whilst avoiding a layout which is overtly inward looking and thereby meeting a key policy aim. Each of the dwellings will be accessed via a private access way off Castle Lane. The semi-detached dwellings will have rear facing driveways and the apartment blocks will have a shared car park. A 1m high stone wall is proposed as an attractive boundary treatment along Castle Lane and Crosshall Brow.
- 10.14 Street scene elevations have been provided with the planning application which demonstrate that the overall scale and design of the dwellings and apartment block is commensurate with those in the locality. In terms of the level of amenity afforded to residents of the development, I am satisfied that the private rear gardens generally accord with the standards advised in the Council's Design Guide SPD. A communal garden is proposed for the apartment blocks and the size of the space provided is considered to be acceptable. The proposed development would also provide adequate interface distances between the proposed and existing dwellings and as such I consider it will not have a

detrimental impact on amenity, privacy or outlook. In response to the concern raised by an adjacent neighbour with respect to loss of privacy from the first floor side windows of the apartment block serving a kitchen and bathroom overlooking their garden, amended plans have been received which propose two high level obscure glazed windows. I consider this will adequately address the concerns relating to overlooking and loss of privacy. Overall, I am satisfied that the proposed development can be accommodated within the site in accordance with the requirements of the NPPF and Policy GN3 of the Local Plan.

Highways

- 10.15 The development will be served via an access road proposed off Castle Lane. A 2m wide footway is proposed across the full site frontage on Castle Lane linking to the existing footway to the north and Crosshall Brow to the south. I have sought the advice of the Highway Engineer who is of the opinion the proposal will be acceptable in terms of highway safety as the footway provision will secure adequate visibility for drivers emerging from the proposed access and the development traffic levels will not be significant compared to the existing public house/bowling green. In terms of car parking, each dwelling will have a driveway which will provide adequate parking for at least 2 vehicles. The apartments will be served by a communal car park with 2 spaces each. Overall, I am satisfied that vehicles can manoeuvre safely within the site and that adequate parking provision has been made. On this basis the proposed development is considered to be compliant with Policies GN3 and IF2 in the Local Plan.

Ecology

- 10.16 A Preliminary Roost Assessment for Bats carried out in February 2017 and updated in September 2017, has been submitted which identified that the building offered a moderate potential for roosting bat species. As a result further dusk emergence and dawn re-entry surveys were carried out which identified no bats roosting in the building. MEAS have been consulted and consider the information submitted is acceptable and consider the development would not have any significant ecological impacts.

Drainage

- 10.17 The application site lies in Flood Zone 1 and a Flood Risk Assessment and Drainage Strategy has been submitted. The Council's Drainage Engineer has reviewed the Flood Risk Assessment and Drainage proposals and is satisfied that the scheme will deliver some improvement. A large part of the site is currently hard surfaced. The site currently drains to a public sewer on Crosshall Brow. The applicants propose to use permeable paving for hard surfaced areas which would drain via infiltration. The restricted flow from the site will be designed to reduce surface water run-off by 30% from existing rates and will discharge into the existing surface water culvert in Castle Lane. Foul water will connect to the existing public sewers in Crosshall Brow. This approach is acceptable in principle, and full details of the foul and surface water disposal strategy will be required by condition. I am satisfied that the development site can be adequately drained and will not result in increased flood risk on or off the site.

Conclusion

- 10.18 In summary, the scheme overcomes the reasons for refusal under planning application reference 2017/0370/FUL therefore the proposal is in accordance with policies RS1, EC1, EN2, EN3, GN3 and IF3 of the West Lancashire Local Plan and the SPD Design Guide. I therefore recommend that planning permission be granted subject to a S106 agreement to secure mitigation for the loss of the Bowling Green and the terms and conditions of the affordable housing.

11.0 RECOMMENDATION

- 11.1 That the decision to grant planning permission be delegated to the Director of Development and Regeneration in consultation with the Chairman or Vice Chairman of the Planning Committee subject to the applicant entering into a planning obligation under S106 of the Town and Country Planning Act 1990 to secure:

The terms and conditions of the affordable housing units
To secure the provision of lighting at Ormskirk Bowling Club

- 11.2 That any planning permission granted by the Director of Development and Regeneration pursuant to recommendation 8.1 above be subject to the following conditions:

Conditions

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-
Plan reference Location Plan, PB532/14C, PB532/15 and PB532/11B received by the Local Planning Authority on 12th April 2018.
Plan reference PB532/12B received by the Local Planning Authority on 19th June 2018.
3. No development above slab level shall take place until full details and samples of the external brickwork and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No construction work shall take place until full details of the finished levels of all parts of the site, including the floor levels of all buildings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with those details.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no garages, extensions, out buildings, greenhouses, swimming pools, hardstandings or means of enclosure shall be erected or undertaken without the express written permission of the Local Planning Authority.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Orders or statutory provision re-enacting the provisions of these Orders no window shall be added to any property until details of the positioning, size and design have been submitted to and approved in writing by the Local Planning Authority.
7. Prior to the commencement of the use of the development hereby approved, unless required for purposes as an escape window(s), the first floor windows on the north elevation of the apartment block shall be fitted with obscure glass (Pilkington level 3 or equivalent) and shall remain so fitted at all times thereafter for the duration of the development.
8. No development shall take place until a strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures, has been fully agreed with the relevant statutory body/bodies, and until written evidence of that agreement has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage strategy must be in accordance with the relevant provisions of this councils Planning Applications - Drainage, Flood Risk and Sustainability guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In the event that the use of infiltration techniques is not feasible, the pass forward flow rate to the receiving surface water

drainage system must be restricted to an agreed rate of discharge. The drainage scheme shall be completed in accordance with the approved details prior to occupation of the dwelling.

9. No development above slab level shall take place until full details and samples of the hardstanding have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the proposed hardstanding shall be made of a porous materials.
10. No development above slab level shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. The landscaping scheme shall show the location, branch spread, and species of all existing trees and hedges; the location, species and number of all proposed trees, shrubs and hedges; and the location of all existing and proposed grassed and hard surfaced areas. Trees and shrubs planted shall comply with BS. 3936(Specification of Nursery Stock) and shall be planted in accordance with BS. 4428 (General Landscape Operations). Within a period of 9 months of each dwelling being occupied the respective landscaping details relating to that plot shall be carried out. All planting shall be maintained and dead or dying material shall be replaced for a period of seven years from the agreed date of planting.
11. No development shall take place until a scheme for protecting the proposed dwellings from noise from the A577 Crosshall Brow has been submitted to and approved in writing by the local planning authority. All works which form part of the scheme shall be completed before the dwellings are occupied and retained thereafter.
12. No tree felling, scrub clearance, vegetation management and/or ground clearance is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all trees, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected must be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out in accordance with the approved details.
13. Prior to the first occupation of any dwelling, it shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.
14. No development shall take place until a detailed construction design and schedule of scheme delivery for the new site access from Castle Lane, and all other accesses and off-site highway works (including a 2m footway on the Castle Lane frontage) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority as part of a Section 278 Agreement under the Highways Act 1980. The works shall be constructed and completed in accordance with the approved details prior to first occupation of the development hereby approved.
15. Prior to commencement of any part of the development hereby approved, including site clearance, ground preparation, or drainage works, a facility shall be provided by which the wheels of all vehicles leaving the site can be cleaned. The wheels of all vehicles leaving the site during all stages of implementation shall be cleaned so that they do not carry any mud, soil, grit or other such materials onto the public highway.
16. No development shall take place until details of the proposed arrangements for future management and maintenance of the proposed street within the development have been submitted to and approved in writing by the Local Planning Authority. The street shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and maintenance company has been established.
17. No development above slab level shall take place until details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the approved boundary treatment for the plot has been provided in accordance with the approved details.

18. The car park shall be surfaced and the car parking spaces and manoeuvring areas marked out in accordance with the approved plan, before the occupation of the first dwelling and shall thereafter be kept clear for the parking and turning of vehicles.

Reasons

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
8. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
9. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
10. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
11. To safeguard future occupiers from excessive noise intrusion and so ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
12. In the interests of nature conservation and to ensure compliance with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
13. In the interests of sustainability in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
14. To ensure that satisfactory vehicular and pedestrian access is provided to the site before the development hereby permitted becomes occupied.
15. To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard for road users and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
16. To ensure future management and maintenance of the proposed streets is secured
17. To assimilate the proposed development into its surroundings and to ensure that the development complies with the provisions of Policy EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
18. To allow for vehicles visiting the site to be parked clear of the highway and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

1. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant should be advised to contact the Lancashire Highway services at, Cuerden Mill Depot, Cuerden Way, Bamber Bridge, Preston PR5 6BJ in the first instance to ascertain the details of such an agreement and the information to be provided.
2. The applicant is advised that to discharge condition 16 the Local Planning Authority requires a copy of a completed agreement between the applicant and the local highway authority under Section 38 of the Highways Act 1980, or the constitution and details of a Private Management and Maintenance Company confirming funding, management and maintenance regimes.
3. The alterations to the existing highway as part of the new works may require changes to the existing street lighting at the expense of the client/developer.
4. This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990.

Reason for Approval

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

GN1 Settlement boundaries

GN3 Criteria for sustainable development

EC2 The Rural Economy

RS1 Residential Development

RS2 Affordable and Specialist Housing

IF2 Enhancing Sustainable Transport Choice

IF3 Service Accessibility and Infrastructure for Growth

EN1 Low Carbon Development and Energy Infrastructure

EN2 Preserving and Enhancing West Lancashire's Natural Environment

EN3 Provision of Green Infrastructure and Open Recreation Space

EN4 Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.